

c/o OMNI Management Services
PO Box 441570
Indianapolis IN 46244-1570

OMNI management services Inc
P.O. Box 441570
Indianapolis IN 46244-1570

		Operating Fund	Reserve Fund	Total
	ASSETS			
	BANK ACCOUNTS:			
1001	Cash - Operating CAB	9,437.17	0.00	9,437.17
1021	CAB Reserve	0.00	3,115.79	3,115.79
	TOTAL BANK ACCOUNTS:	9,437.17	3,115.79	12,552.96
	ACCOUNTS RECEIVABLE:			
1210	Assessments Receivable	15,434.65	0.00	15,434.65
1212	Legal Fees Receivable	5,226.80	0.00	5,226.80
	TOTAL ACCOUNTS RECEIVABLE	20,661.45	0.00	20,661.45
	CURRENT ASSETS:			
1420	Due From Operating	0.00	8,921.75	8,921.75
	TOTAL CURRENT ASSETS	0.00	8,921.75	8,921.75
	TOTAL ASSETS	30,098.62	12,037.54	42,136.16
	LIABILITIES			
	ACCOUNTS PAYABLE:			
2010	Accounts Payable	1,155.97	0.00	1,155.97
	TOTAL ACCOUNTS PAYABLE	1,155.97	0.00	1,155.97
	CURRENT LIABILITIES:			
2020	Prepaid Owner Assessments	1,270.75	0.00	1,270.75
2110	Due To Reserve	8,921.75	0.00	8,921.75
2130	H/O Late Fees Due to Omni	2,497.76	0.00	2,497.76
	TOTAL CURRENT LIABILITIES	12,690.26	0.00	12,690.26
	TOTAL LIABILITIES	13,846.23	0.00	13,846.23
	EQUITY			
3000	Prior Year Operating Fund Balance	8,637.99	0.00	8,637.99
3100	Prior Year Reserve Fund Balance	0.00	12,033.19	12,033.19
	Current Earnings	7,614.40	0.00	7,614.40
	Reserve Current Earnings	0.00	4.35	4.35
	TOTAL EQUITY	16,252.39	12,037.54	28,289.93
	TOTAL LIABILITIES & EQUITY	30,098.62	12,037.54	42,136.16

Briarbrook Village Community Association Inc.
Income and Expense Statement
09/30/2018

c/o OMNI Management Services
PO Box 441570
Indianapolis IN 46244-1570

OMNI management services Inc
P.O. Box 441570
Indianapolis IN 46244-1570

		MTD ACTUAL	MTD BUDGET	VARIANCE Fav/(Unfav)	YTD ACTUAL	YTD BUDGET	VARIANCE Fav/(Unfav)	ANNUAL BUDGET
INCOME:								
4100	Association Fees	0.00	0	0.00	31,695.21	32,039	(343.79)	32,039
4140	Interest Income	0.42	0	0.42	3.85	0	3.85	0
4145	Interest From Delinquent Accounts	0.00	0	0.00	599.00	0	599.00	0
	TOTAL INCOME	0.42	0	0.42	32,298.06	32,039	259.06	32,039
OPERATING EXPENSES:								
ADMINISTRATIVE EXPENSES:								
5010	Administrative Fees	63.94	125	61.06	765.12	1,125	359.88	1,500
5020	Postage & Printing	5.00	0	(5.00)	328.03	0	(328.03)	0
5030	Legal Services	0.00	83	83.00	1,014.06	747	(267.06)	1,000
5031	Accounting Fees	0.00	0	0.00	400.00	410	10.00	410
5040	Management Contract	563.50	564	0.50	5,071.50	5,076	4.50	6,762
5050	Insurance Expense	0.00	0	0.00	1,176.00	1,060	(116.00)	1,060
5060	Bad Debt/Writeoff	0.00	0	0.00	2,546.35	0	(2,546.35)	0
5070	Website Expense	0.00	10	10.00	115.87	90	(25.87)	116
	TOTAL ADMINISTRATIVE EXPENSES	632.44	782	149.56	11,416.93	8,508	(2,908.93)	10,848
UTILITY EXPENSES:								
5110	Electricity	195.11	208	12.89	1,756.60	1,872	115.40	2,500
5120	Water & Sewer	120.94	42	(78.94)	528.64	378	(150.64)	500
	TOTAL UTILITIES	316.05	250	(66.05)	2,285.24	2,250	(35.24)	3,000
GROUNDS MAINTENANCE:								
5210	Landscape Contract	1,080.97	865	(215.97)	7,841.39	6,917	(924.39)	8,647
5221	Common Area Maintenance	75.00	0	(75.00)	1,752.62	250	(1,502.62)	250
5235	Sign Maintenance	0.00	0	0.00	0.00	150	150.00	150
5244	Irrigation	0.00	0	0.00	412.48	460	47.52	460
5260	Snow Removal	0.00	0	0.00	975.00	2,080	1,105.00	2,080
	TOTAL GROUNDS MAINTENANCE	1,155.97	865	(290.97)	10,981.49	9,857	(1,124.49)	11,587
	TOTAL EXPENSES	2,104.46	1,897	(207.46)	24,683.66	20,615	(4,068.66)	25,435
	CURRENT INCOME/(LOSS)	(2,104.04)	(1,897)	(207.04)	7,614.40	11,424	(3,809.60)	6,604

OMNI management services Inc
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		MTD ACTUAL	MTD BUDGET	VARIANCE Fav/(Unfav)	YTD ACTUAL	YTD BUDGET	VARIANCE Fav/(Unfav)	ANNUAL BUDGET
9020	INCOME:							
	Interest Income	<u>0.72</u>	<u>0</u>	<u>0.72</u>	<u>4.35</u>	<u>0</u>	<u>4.35</u>	<u>0</u>
	TOTAL INCOME	0.72	0	0.72	4.35	0	4.35	0
		—	—	—	—	—	—	—
	CURRENT NET INCOME/(LOSS)	0.72	0	0.72	4.35	0	4.35	0

2107 Briarbrook Village
For All Vendors

OMNI management services Inc
P.O. Box 441570
Indianapolis IN 46244-1570

Voucher	Invoice	GL Date	Inv Date	Due Date	Disc Date	Discount	Current	30 Days	60 Days	90 Days
HOOSCA Hoosier Scapes			Terms: UR Upon Receipt							
00331812	7015	09/28/2018	09/28/2018	09/28/2018	09/28/2018		1,080.97			
Vendor Totals							1,080.97	0.00	0.00	0.00
							1,080.97			
HOSANT Anthony Hosea			Terms: UR Upon Receipt							
00331813	93018	09/30/2018	09/30/2018	09/30/2018	09/30/2018		75.00			
Vendor Totals							75.00	0.00	0.00	0.00
Entity Totals							1,155.97	0.00	0.00	0.00
							1,155.97			

Bank 2107C Briarbrook Village
For Entities 2107 to 2107
For All Vendors

OMNI management services Inc
P.O. Box 441570
Indianapolis IN 46244-1570

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
OMNMAN	Omni Management Services	00328775	09/01/2018	563.50	0.00	2107C	011407	C	09/01/2018	563.50
HOOSCA	Hoosier Scapes	00329163	08/30/2018	1,080.97	0.00	2107C	011408	C	09/07/2018	1,080.97
HOSANT	Anthony Hosea	00329789	08/31/2018	75.00	0.00	2107C	011409	C	09/14/2018	75.00
IPL	IPL	00329790	09/04/2018	160.66	0.00	2107C	011410	C	09/14/2018	160.66
IPL	IPL	00330284	09/11/2018	34.45	0.00	2107C	011411	C	09/21/2018	34.45
OMNMAN	Omni Management Services	00331009	09/26/2018	250.82	0.00	2107C	011412	C	09/26/2018	250.82
CITENE	Citizens Energy Group	00331039	09/19/2018	120.94	0.00	2107C	011413	C	09/28/2018	120.94
Totals				2,286.34	0.00					2,286.34

Computer Checks: 2,286.34
Manual Checks: 0.00

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1001	Cash - Operating CAB			Beginning Balance			10,568.08
		ACK 2107C-011407	09/01/2018	Omni Management Serv		563.50	
		RCP 00343941	09/05/2018	Lockbox	53.00		
		RCP 00344018	09/06/2018	RM Cash Proc Post	648.08		
		RCP 00344036	09/06/2018	RM Cash Proc Post	30.00		
		RRP 00344216	09/06/2018	Hall, Wanda		271.88	
		RRP 00344217	09/06/2018	Davis, Tina		376.20	
		ACK 2107C-011408	09/07/2018	Hoosier Scapes		1,080.97	
		RCP 00344215	09/10/2018	RM Cash Proc Post	219.19		
		RCP 00344218	09/10/2018	RM Cash Proc Post	648.20		
		ACK 2107C-011409	09/14/2018	Anthony Hosea		75.00	
		ACK 2107C-011410	09/14/2018	IPL		160.66	
		RCP 00344810	09/19/2018	RM Cash Proc Post	159.62		
		RCP 00344905	09/20/2018	Lockbox	20.00		
		ACK 2107C-011411	09/21/2018	IPL		34.45	
		ACK 2107C-011412	09/26/2018	Omni Management Serv		250.82	
		RCP 00345415	09/27/2018	RM Cash Proc Post	25.00		
		ACK 2107C-011413	09/28/2018	Citizens Energy Grou		120.94	
		JBR 2107C-093018	09/30/2018	Bank Reconciliation	0.42		
				Account Total	1,803.51	2,934.42	-1,130.91
				Ending Balance			9,437.17
1021	CAB Reserve			Beginning Balance			3,115.07
		JBR 2107R-093018	09/30/2018	Bank Reconciliation	0.72		
				Account Total	0.72	0.00	0.72
				Ending Balance			3,115.79
1210	Assessments Receivable			Beginning Balance			16,372.16
		RCP 00343941	09/05/2018	Lockbox		10.94	
		RCP 00344018	09/06/2018	RM Cash Proc Post		542.76	
		RCP 00344036	09/06/2018	RM Cash Proc Post		30.00	
		RRP 00344216	09/06/2018	Hall, Wanda	271.88		
		RRP 00344217	09/06/2018	Davis, Tina	270.88		
		RCP 00344215	09/10/2018	RM Cash Proc Post		169.19	
		RCP 00344218	09/10/2018	RM Cash Proc Post		542.76	
		RCP 00344810	09/19/2018	RM Cash Proc Post		159.62	
		RCP 00345415	09/27/2018	RM Cash Proc Post		25.00	
				Account Total	542.76	1,480.27	-937.51
				Ending Balance			15,434.65
1212	Legal Fees Receivable			Beginning Balance			5,382.12
		RCP 00344018	09/06/2018	RM Cash Proc Post		105.32	
		RRP 00344217	09/06/2018	Davis, Tina	105.32		
		RCP 00344215	09/10/2018	RM Cash Proc Post		50.00	
		RCP 00344218	09/10/2018	RM Cash Proc Post		105.32	
				Account Total	105.32	260.64	-155.32
				Ending Balance			5,226.80
1420	Due From Operating			Beginning Balance			8,921.75
				Ending Balance			8,921.75
2010	Accounts Payable			Beginning Balance			-1,155.97
		ACK 2107C-011407	09/01/2018	Omni Management Serv	563.50		
		AVC 00328775	09/01/2018	Omni Management Serv		563.50	
		AVC 00329790	09/04/2018	IPL		160.66	
		ACK 2107C-011408	09/07/2018	Hoosier Scapes	1,080.97		
		AVC 00330284	09/11/2018	IPL		34.45	
		ACK 2107C-011409	09/14/2018	Anthony Hosea	75.00		
		ACK 2107C-011410	09/14/2018	IPL	160.66		
		AVC 00331039	09/19/2018	Citizens Energy Grou		120.94	
		ACK 2107C-011411	09/21/2018	IPL	34.45		
		ACK 2107C-011412	09/26/2018	Omni Management Serv	181.88		
		ACK 2107C-011412	09/26/2018	Omni Management Serv	5.00		
		ACK 2107C-011412	09/26/2018	Omni Management Serv	63.94		
		AVC 00331009	09/26/2018	Omni Management Serv		181.88	
		AVC 00331009	09/26/2018	Omni Management Serv		5.00	
		AVC 00331009	09/26/2018	Omni Management Serv		63.94	
		ACK 2107C-011413	09/28/2018	Citizens Energy Grou	120.94		
		AVC 00331812	09/28/2018	Hoosier Scapes		1,080.97	
		AVC 00331813	09/30/2018	Anthony Hosea		75.00	
				Account Total	2,286.34	2,286.34	0.00
				Ending Balance			-1,155.97

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
2020	Prepaid Owner Assessments			Beginning Balance			-1,208.57
	RCP	00343941	09/05/2018	Lockbox		42.06	
	RCP	00344218	09/10/2018	RM Cash Proc Post		0.12	
	RCP	00344905	09/20/2018	Lockbox		20.00	
				Account Total	0.00	62.18	-62.18
				Ending Balance			-1,270.75
2110	Due To Reserve			Beginning Balance			-8,921.75
				Ending Balance			-8,921.75
2130	H/O Late Fees Due to Omni			Beginning Balance			-2,679.64
	AVC	00331009	09/26/2018	Omni Management Serv	181.88		
				Account Total	181.88	0.00	181.88
				Ending Balance			-2,497.76
3000	Prior Year Operating Fund Balance			Beginning Balance			-18,525.37
				Ending Balance			-18,525.37
3100	Prior Year Reserve Fund Balance			Beginning Balance			-12,017.95
				Ending Balance			-12,017.95
4100	Association Fees			Beginning Balance			-64,083.56
				Ending Balance			-64,083.56
4140	Interest Income			Beginning Balance			-7.19
	JBR	2107C-093018	09/30/2018	Bank Reconciliation		0.42	
				Account Total	0.00	0.42	-0.42
				Ending Balance			-7.61
4145	Interest From Delinquent Accounts			Beginning Balance			-1,273.70
				Ending Balance			-1,273.70
5010	Administrative Fees			Beginning Balance			2,035.55
	AVC	00331009	09/26/2018	Omni Management Serv	63.94		
				Account Total	63.94	0.00	63.94
				Ending Balance			2,099.49
5020	Postage & Printing			Beginning Balance			1,054.51
	AVC	00331009	09/26/2018	Omni Management Serv	5.00		
				Account Total	5.00	0.00	5.00
				Ending Balance			1,059.51
5030	Professional Services			Beginning Balance			7,222.27
				Ending Balance			7,222.27
5031	Accounting Fees			Beginning Balance			800.00
				Ending Balance			800.00
5040	Management Contract			Beginning Balance			11,270.00
	AVC	00328775	09/01/2018	Omni Management Serv	563.50		
				Account Total	563.50	0.00	563.50
				Ending Balance			11,833.50
5050	Insurance Expense			Beginning Balance			2,234.00
				Ending Balance			2,234.00
5060	Bad Debt/Writeoff			Beginning Balance			7,757.41
				Ending Balance			7,757.41
5070	Website Expense			Beginning Balance			231.74
				Ending Balance			231.74
5110	Electricity			Beginning Balance			3,921.29
	AVC	00329790	09/04/2018	IPL	160.66		
	AVC	00330284	09/11/2018	IPL	34.45		
				Account Total	195.11	0.00	195.11
				Ending Balance			4,116.40
5120	Water & Sewer			Beginning Balance			1,124.38
	AVC	00331039	09/19/2018	Citizens Energy Grou	120.94		
				Account Total	120.94	0.00	120.94
				Ending Balance			1,245.32

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5210	Landscape Contract			Beginning Balance			21,885.42
	AVC	00331812	09/28/2018	Hoosier Scapes	1,080.97		
				Account Total	1,080.97	0.00	1,080.97
				Ending Balance			22,966.39
5221	Common Area Maintenance			Beginning Balance			4,294.34
	AVC	00331813	09/30/2018	Anthony Hosea	75.00		
				Account Total	75.00	0.00	75.00
				Ending Balance			4,369.34
5244	Irrigation			Beginning Balance			727.48
				Ending Balance			727.48
5260	Snow Removal			Beginning Balance			975.00
				Ending Balance			975.00
9020	Interest Income			Beginning Balance			-18.87
	JBR	2107R-093018	09/30/2018	Bank Reconciliation		0.72	
				Account Total	0.00	0.72	-0.72
				Ending Balance			-19.59
				Entity Totals	7,024.99	7,024.99	0.00

Bank Balance As Of 09/30/2018	9,630.00
Deposit In Transit RM	49.00
Outstanding Checks AP	-142.33
Adjustments:	-99.50
Adjusted Bank Balance	9,437.17
Book Balance As Of 09/30/2018	9,436.75
Interest Income	0.42
Bank Charges	0.00
Adjusted Book Balance	9,437.17

Community Association Banc
A Division of Mutual of Omaha Bank
Main Office
P.O. Box 60095
Phoenix, AZ 85082
(866) 800-4656



9-30-18
274558814

OMNI MANAGEMENT SERVICES INC AGENT FOR
BRIARBROOK VILLAGE COMMUNITY ASSN INC
212 W 10TH ST STE B300
INDIANAPOLIS IN 46202-5656

27455 881 4 NOW ACCOUNT

Previous Balance	8-31-18	11,016.02
+Deposits/Credits	7	1,155.01
-Checks/Debits	8	2,541.45
-Service Charge		.00
+Interest Paid		.42
Current Balance		9,630.00
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From 9/01/18 To 9/30/18	
Days in Period	30
Interest Earned	.42
Annual Percentage Yield Earned	.05
Interest Paid this Year	3.94
Interest Withheld this Year	.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
9-05	Lockbox Deposit	53.00
9-06	Image Deposit	30.00
9-10	Image Deposit	648.20
9-10	Image Deposit	219.19
9-19	Image Deposit	159.62
9-20	Lockbox Deposit	20.00
9-27	Image Deposit	25.00
9-28	Interest Pymt	.42

* - - - - -CHECKS PAID- - - - - *

No.	Date	Amount	No.	Date	Amount
11405	9-05	126.05	11406	9-04	250.00
11407	9-05	563.50	11408	9-12	1080.97
11409	9-27	75.00	11410	9-19	160.66
11411	9-26	34.45	11412	9-27	250.82

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
8-31	11016.02	9-04	10766.02	9-05	10129.47
9-06	10159.47	9-10	11026.86	9-12	9945.89
9-19	9944.85	9-20	9964.85	9-26	9930.40
9-27	9629.58	9-28	9630.00		

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

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9-30-18
274558814

OMNI MANAGEMENT SERVICES INC AGENT FOR
END OF STATEMENT

Community Association Banc
A Division of Mutual of Omaha Bank
Main Office
P.O. Box 60095
Phoenix, AZ 85082
(866) 800-4656



9-30-18
274857561

OMNI MGMT SERVICES INC AGENT FOR
BRIARBROOK VILLAGE COMM ASSN
RESERVE
212 W 10TH ST STE B300
INDIANAPOLIS IN 46202-5656

27485 756 1 MONEY MARKET ACCOUNT

Previous Balance	8-31-18	3,115.07
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.72
Current Balance		3,115.79
Days in Statement Period	30	

* - - - - -INTEREST SUMMARY- - - - - *

Interest Earned From	9/01/18 To 9/30/18	
Days in Period		30
Interest Earned		.72
Annual Percentage Yield Earned		.28
Interest Paid this Year		4.35
Interest Withheld this Year		.00

* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - *

Date	Description	Amount
9-28	Interest Pymt	.72

* - - - - -DAILY BALANCE SUMMARY- - - - - *

Date	Balance	Date	Balance	Date	Balance
8-31	3115.07	9-28	3115.79		

* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT